



**TO LET**

Unit 6 Dale Industrial Estate, Dale Street, Radcliffe, M26 1AD

**SW**  
Sanderson  
Weatherall

# DALE INDUSTRIAL ESTATE

## Location

Dale Industrial Estate is well located in Radcliffe, a town within the Metropolitan Borough of Bury, in Greater Manchester. The estate benefits from easy access to the M60 which taps into the regional and national motorway network. Bury is just over 4 miles north-east from the estate, Manchester City Centre is just under 8 miles and Manchester Airport is approximately 24 minutes drive time. Nearby Kearsley station offers regular and direct services to Southport and Stalybridge.



A665

ASDA

## Description

The estate comprises a development of 16 self-contained industrial units providing industrial/ warehouse accommodation arranged within 3 terraces with generous loading and parking provision. The units are of steel portal frame construction with brick built elevations and benefit from 3 phase power supply.

Unit 6 measures 218 sq m (2,346 sq ft) on a Gross Internal Area basis. The unit provides an open-plan warehouse with WC. Externally there is parking to the front of the unit and there is additional estate parking on-site.

The unit provides a security shutter for loading access approx. 4m x 4m.

## EPC

To be confirmed.

## Business Rates

Rateable Value - £14,500 (2023 Rating List)

## Deposit

The ingoing tenant will be required to pay a deposit prior to taking occupation of the premises, to be held in a deposit account for the duration of the term.

## AML

In accordance with Anti-Money Laundering Regulations ID will be requested from the successful purchaser along with proof of address and proof of funds.



## Rent

£18,200 per annum, plus VAT

Rent is exclusive of service charge, insurance, utilities, business rates, VAT and any other outgoings.

## Lease Terms

A new full repairing and insuring (FRI) lease for a term of years to be agreed.



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**Adam Marshall**

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